

48 LINCOLN AVENUE, SARATOGA SPRINGS, NY 12866

https://fallatigroup.com

This area is known for its steady growth and high property value appreciation, making this an ideal place to set up your business for long-term success in Downtown Saratoga Springs. Zoned commercial/mixed-use and ready for your vision! Easy access on & off the Northway & just one block from Broadway in Saratoga Springs. Walking distance to the Saratoga Race Course, SPAC and many other local attractions. The current building (44'x48') has an open floor plan with the opportunity to build up another level. At 48 Lincoln Ave you have so many possibilities to start your own business to add to this thriving community! All DEC and EPA testing has been done and there is no remediation that is needed. Zoned NC T5 [...]

— Basics

- Miyad Usa
- Commercial Sale
- Pending



MLS ID: 202513611 List Office Name: Miranda Real Estate Group,

Inc

List Agent Email: lvitiellorealestate@gmail.com List Agent Office Phone: 518-466-9083

Days On Market: 93 County: Saratoga

Lot Size Acres: 0.17 acres Lot Size Dimensions: .17

Category: Commercial Sale Type: Mixed Use

Status: Pending Year built: 1960

Zoning: Commercial

Directions

Directions: From S Broadway turn right onto Lincoln Ave. Property is located about 250' on your right.

Building Details

Construction Materials: Other, Cedar **Basement:** None

Roof: Asphalt Architectural Style: Commercial, Other

Interior Features

Heating: Forced Air, Natural Gas **Cooling:** Window Unit(s), None

Interior Features: Wall Paneling Bathrooms Total: 1

Exterior Features

Parking: Off Street, On Street, Paved, Public,

Public Parking

Lot Size Area: 0.17 Lot Features: Road Frontage, Level,

Cleared

Lot Size Units: Acres



Amenities & Features

Sewer: Public Sewer **Water:** Public

Electric: 200+ Amp Service HOA Amenities: None

Other Equipment: Other **Security Features:** Smoke Detector(s), Carbon Monoxide

Detector(s)

Financial

Possession: At Closing Special Listing Conditions: Standard

Tax Annual Amount: \$7,160.16 Tax Block: 165.

Tax Lot: 34 Tax Tract: 2

School Information

High School: Saratoga Springs **High School District:** Saratoga Springs

